Make a Planning Appeal

Direct URL: https://forms.gov.ie/en/68e6334b054d8f2739f8ad5b

Response ID	6ae1b8e0c58b51a6b9327f56
Date submitted	28/10/2026

Check if you can appeal to An Coimisiún Pleanála

1. What type of appeal are you making?	First-party appeal (I lodged the original application to the planning authority)
2. Select the statement that applies to you	I am an agent acting on behalf of the appellant
3. During the appeal we will post/email information and items to the appellant or to the appellant's agent. For this appeal, who should we write to?	The agent acting on behalf of the appellant or prescribed body
4. Throughout the appeal process, we may issue correspondence to the appellant/agent as selected above by email. Please confirm that you are satisfied to receive correspondence by email	Yes

Appeal type

This section will determine the type of appeal you wish to make and calculate the fee involved. If you qualify for the reduced fee, only that amount will be charged.

5. Is your appeal solely under Section 48 and/or Section 49 of the Planning and Development Acts?	No
6. Are you appealing against a non-financial condition that has been attached to a permission by the planning authority?	No
7. Does your appeal include retention?	No
8. Does your appeal relate to commercial development?	Yes
9. Does your appeal or application include an Environmental Impact Assessment Report (EIAR) or Natura Impact Statement (NIS)?	No
10. Do you wish to request an oral hearing?	No
11. Please confirm the following fee details are correct:	Yes

Appellant/company details

This section is for details of the person/company who is making the appeal. If you are an agent submitting an appeal on behalf of a person/company, please include their details on this page. You can submit your agent details on the next page if applicable

12. Appellant's full name/Company name	He & Yang Limited
13. Is the appellant/company's address in the Republic of Ireland?	Yes
14. Address	LONSDALE MEATH ROAD BRAY WICKLOW A98E271 Ireland
15. Is there more than one appellant associated with this appeal?	Yes

*Please be advised that An Coimisiún Pleanála will only correspond with one appellant throughout the appeal process. If you wish to include further appellants on the appeal you may do so in your grounds to appeal document.
If the appeal is a third party appeal, you must ensure that you have a planning authority submission acknowledgement letter for each appellant listed. This must be uploaded with your appeal documents.*

Agent's details

16. Agent's full name/Company name	Jerome Angling, Anglin Cashman Architects Limited
17. Is your address in the Republic of Ireland?	Yes
18. Address	17 CASTLEFIELD DRIVE DUBLIN 16 DUBLIN D16Y7N5 Ireland
19. Phone number	+353831961320

Details about the proposed development

This section asks for details about the planning authority decision you wish to appeal

20. Planning authority	Wicklow County Council
21. Planning authority register reference number	26/60748
22. Address of proposed development	2 WESTBOURNE TERRACE QUINSBOROUGH ROAD BRAY WICKLOW A98VF59 Ireland

Grounds for appeal

23. Describe the grounds of your appeal (planning reasons and arguments). You can enter them here or attach them as a document below	PLease refer to the attached 'Planning Appeal Report', which sets out hte grounds of appeal in section Section 6.
24. Attachment describing the grounds of your appeal (planning reasons and arguments)	Planning Appeal Report.pdf - Virus scan flagged the file as clean

You can also attach further supporting materials on the next page

Supporting material

If you wish you can include supporting materials with your appeal. Supporting materials include photographs, plans, surveys, drawings, technical guidance documents and so on.

Please note An Coimisiún Pleanála will receive a complete copy of documents/drawings/maps that were submitted at planning authority stage. When submitting supporting material, please only include new documents. (This does not apply to third party appeals where we will always require a copy of your planning authority submission acknowledgement letter.)

25. Supporting material 1	20261027_0504-Quinsborough_Ziyao Guo_Planning Application FI.pdf - Virus scan flagged the file as clean
26. Supporting material 2	Daylight_and_Sunlight_Assessment_Report_Quinsborough_Road_Bray.pdf - Virus scan flagged the file as clean

If you have added attachments, submitting the form may take a few moments. Thanks for your patience.